040.A	0001	0024.2	1 of 1	Condominium
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	948,100	/	948,100
USE VALUE:	948,100	/	948,100
ASSESSED:	948,100	/	948,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
24		PARK ST, ARLINGTON

OWNERSHIP

Unit #: 2

Owner 1:	BARR JOSEPH E & WENDY BROOKS
Owner 2:	
Owner 3:	
Street 1:	24 PARK ST #2
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	ROTHFUCHS DEVELOPMENT INC -
Owner 2:	-
Street 1:	17 THOREAU RD
Twn/City:	LEXINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2010, having primarily Clapboard Exterior and 2264 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	947,100	1,000		948,100
Total Card	0.000	947,100	1,000		948,100
Total Parcel	0.000	947,100	1,000		948,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 418.77 | /Parcel: 418.77

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 313324

GIS Ref

GIS Ref

Insp Date 05/31/18

PREVIOUS ASSESSMENT

Parcel ID 040.A-0001-0024.2

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	947,100	1000	.		948,100		Year end	12/23/2021
2021	102	FV	930,600	1000	.		931,600		Year End Roll	12/10/2020
2020	102	FV	914,200	1000	.		915,200	915,200	Year End Roll	12/18/2019
2019	102	FV	892,100	1000	.		893,100	893,100	Year End Roll	1/3/2019
2018	102	FV	812,000	1000	.		813,000	813,000	Year End Roll	12/20/2017
2017	102	FV	728,500	1000	.		729,500	729,500	Year End Roll	1/3/2017
2016	102	FV	727,900	1000	.		728,900	728,900	Year End	1/4/2016
2015	102	FV	698,000	1000	.		699,000	699,000	Year End Roll	12/11/2014

!15886!

PRINT

Date	Time
12/30/21	21:32:53

LAST REV

Date	Time
09/23/21	08:52:21
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 15886

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROTHFUCHS DEVEL	57027-358		6/22/2011		665,000	No	No		

USER DEFINED

Prior Id # 1:	26297
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/23/2021	Mail Update	MM	Mary M
5/31/2018	Measured	DGM	D Mann
12/30/2013	Info Fm Plan	BR	B Rossignol
1/31/2012	NEW CONDO	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	8266																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CND	Total:		Spl Credit		Total:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	8 - Condo TnHs.		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	2010	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	2	Rating:	Very Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	50.000000000
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	2.7	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	2.7	%

CALC SUMMARY

Basic $ / SQ:	250.00
Size Adj.:	0.76501763
Const Adj.:	0.99989998
Adj $ / SQ:	191.235
Other Features:	64592
Grade Factor:	1.46
NBHD Inf:	1.34000003
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	973405
Depreciation:	26282
Depreciated Total:	947123

COMMENTS

OF=XTRA SHOWER & SINK IN MBATH.
GLA=2264.

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	2	HB 1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	374.13
Special Features:	0	Val/Su Net:	418.33
Final Total:	947100	Val/Su SzAd	418.33

SKETCH

UnSketched SubAreas:
GLA: 2264,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	2,264	191.240	432,957

Net Sketched Area:	2,264		Total:	432,957	
Size Ad	2264	Gross Area	2264	FinArea	2264

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 040.A-0001-0024.2

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	12X16	G	GD	2010	5.25	T	5.4	102			1,000			1,000

More: N	Total Yard Items:	1,000	Total Special Featues:		Total: 1,000